



Fauquier Community Theatre

"Performing Continuously Since 1978"

PO Box 3046, Warrenton, VA 20188

540-349-8760 / www.fctstage.org

May 1, 2008

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Mr. Carl A. Bailey
Chairman, Fauquier County Parks and Recreation Board
320 Hospital Drive, Suite 6
Warrenton, VA 20186

Reference: Your letter dated April 10, 2008 re: Theatre Condition Status

Dear Mr. Bailey,

With reference to the above letter and its attachment, the Fauquier Community Theatre Board of Directors provides the following information about FCT's intentions regarding the condition of the structure, as requested.

Before going into the details, we believe it is important for you to know that FCT is an all-volunteer, not for profit organization. For over 30 years, FCT has provided Fauquier County with live theatre performances at a reasonable cost to the public. As with many such organizations, both financial resources and the number of volunteers available to do the work are limited.

Since 2002, when FCT negotiated our first Concession Agreement with the Fauquier County Parks and Recreation (P&R) Department, we have strived, within our limited resources, to maintain the structure in accordance with this and subsequent agreements. To that end, FCT has spent over \$22,600.00 for maintenance at the theatre over the past six years (see attachment). It has always been our understanding that FCT was responsible for the routine maintenance of the structure, but not for making capital improvements to it.

One of our principal reasons for seeking a renegotiated agreement was the anticipated cost for us to continue to maintain the HVAC system. Our service contractor, Appleton Campbell, considers any further piecemeal repairs to this thirty year old system to be a waste of money, and has strongly recommended that the complete system be replaced, both for efficiency of replacement costs and for future fuel efficiency and maintainability. Similar cost issues exist for other major building systems, such as electrical and plumbing.

With regard to FCT's plans and intentions, our current financial situation is such that we are only able to address items that can be accomplished with volunteer labor and minimal materials costs. I have provided an annotated version of your attachment indicating which items FCT will strive to correct by the beginning of September. The remainder, such as the HVAC system, would have to be addressed under a comprehensive renovation plan when funds could be found.

FCT is interested in exploring the possibility of a partnership with Parks and Recreation whereby we would receive a long-term lease on the theatre in return for investing substantial funds in the renovation and expansion of the facility to a size and state that would support our entire operations. Most of the so-called Capital Improvement items would be addressed during this process. This would be contingent upon our being able to extract our equity from our property on Sigler Road (the “white building”). It would also be contingent upon constraints imposed by outside actors such as the National Park Service, the Vint Hill EDA, and NOVEC.

To that end, FCT would like to request a one-year extension to our current lease agreement in order to explore this idea and to allow additional time to market the White Building. FCT will provide, not later than July 4, 2008, a draft proposal outlining in general terms our ideas about the renovation and expansion. Both Parks and Recreation and FCT would then have to determine what issues exist. FCT will also commit to notifying Parks and Recreation by December 31st 2008 as to whether we will be able to enter into a long-term agreement that would allow us to remain beyond June of 2009.

Sincerely,

Don Richardson
President
Fauquier Community Theatre

Attachments

1. Annotated Conditions Status list
2. FCT Maintenance Expenditures – 2001 to 2008